



PLANNING COMMISSION AGENDA REPORT

VI.3

MEETING DATE: NOVEMBER 27, 2006

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-28
2620, 2624 AND 2626 NEWPORT BOULEVARD

DATE: NOVEMBER 16, 2006

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611

PROJECT DESCRIPTION

The applicant is requesting approval to modify a previously approved conditional use permit to allow an existing roof contracting business with outdoor storage to expand onto the adjoining properties.

APPLICANT

The applicant is Michael Petronella, representing the property owners, Van Loon Enterprises Inc., Roy Ikeda, and Bryan Berman.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE, AICP
Senior Planner

R. MICHAEL ROBINSON, AICP
Ass. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2620, 2624, and 2626 Newport Boulevard Application: PA-06-28

Request: To modify a previously approved conditional use permit to allow an existing roof contracting business with outdoor storage to expand onto the adjoining properties

Zone: C1	North: C1, Motel
General Plan: Commercial Residential	South: C1, Service station and restaurant
Lot Dimensions: Irregular	East: R2-MD, Multiple-family residences
Lot Area: 59,400 SF	West: 55 Freeway
Existing Development: Roof contracting business with outdoor storage	

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width (Combined Lots)	120 FT	198 FT
Lot Area (Combined Lots)	12,000 SF	59,400 SF
Floor Area Ratio (Combined Lots)		
(Moderate Traffic FAR):	(.30) 17,820 SF	(.16) 9,678 SF
Building Height (Proposed Building):		
	2 Stories/30 FT	1 Story/16 FT
Setbacks (Proposed Building)		
Front	20 FT	187 FT
Side (Left/Right For Combined Lots)	0 FT/15 FT	42 FT/79 FT
Rear	32 FT (2X Bldg. Ht.)	50 FT
Interior Landscaping (Combined Lots)		
	1,100 SF	1,920 SF
Parking (Combined Lots):		
Standard	38	43
Handicap	1	1
TOTAL	39 Spaces	44 Spaces
CEQA Status	Exempt, Class 1 (Existing Facilities)	
Final Action	Planning Commission	

BACKGROUND

On June 24, 1985, Planning Commission approved Conditional Use Permit PA-85-114 to allow the roofing contracting business on 2626 Newport Boulevard property. Since the original approval, the use has expanded south to the 2624 Newport Boulevard property (formerly a plant nursery with outdoor storage) and the rear portion of the 2620 Newport Boulevard property; the front portion of this property contains a commercial building and a trailer¹ that is not a part of this proposed CUP.

ANALYSIS

Conditional Use Permit

The applicant is requesting approval of a modification to the original CUP to reflect the proposed expansion of the roof contracting business. As part of the CUP, the applicant is proposing the following:

- Remove two existing outdoor storage structures to the rear of the 2624 Newport property and construct a 2,000 square foot metal storage building in the same location.
- Install 8' screen fence and rolling gate for the proposed outdoor storage area at the rear of the 2620 Newport property.
- Install new landscaping (including repair and/or replacing existing landscaping along the street frontage where appropriate) and paving throughout the site and restripe the parking spaces.

According to the applicant, a future phase consisting of the demolition and reconstruction of the administrative office buildings is anticipated which, depending on the extent of the renovations, could require a new application.

Although the subject properties abut residential properties, there have been no code enforcement complaints regarding the operation of the use. Additionally, as indicated previously, several site upgrades are proposed, including the landscaping upgrades, which include a 5-foot wide perimeter landscape buffer adjacent to the residential properties. The proposed 2,000 square foot storage building will reduce the amount of outdoor storage currently in the center of the site. Staff is also requiring, as a condition of approval, that the applicant repair and/or replace perimeter fence screening materials where appropriate (condition number 6).

This conditional use permit will replace PA-85-114. Where appropriate, the conditions of approval from the prior CUP have been incorporated into this application. Hours of operation are limited to 7:00 a.m. to 5:00 p.m., weekdays, and 7:00 a.m. to 4:00 p.m. on Saturdays (the business is closed Sundays). The containers used to heat the tar used for the roofing materials (tar kettles) are only utilized at the job sites and are cooled prior to being returned to the subject site for storage so as not to create smoke

¹ The City does not have a record of a permit for the trailer on the 2620 Newport property. Staff will follow up separately with the property owner to have it legalized or removed.

or odor impacts on surrounding properties. One of the conditions of approval for PA-85-114 prohibited outdoor storage within the rear 100 feet of the lot (adjacent to residential properties). The proposed outdoor storage area at the rear of the 2620 Newport property will abut the residential properties, however, it is staff's opinion that the proposed fencing and landscape buffering of the storage area, combined with the recommended condition of approval that no items be stored above the height of the screen wall (condition number 8) will minimize any adverse impacts to adjacent properties.

In his justification, the applicant states the roofing industry has changed dramatically. Due to air quality concerns, asphalt and tar kettles will soon be prohibited, replaced by heat-welded or spray applied roofing systems that don't produce the same visual and olfactory impacts. Since much of the applicant's business is now evolved into reconstruction for homeowner's associations, equipment is primarily stored on the site where the work is conducted for lengthy periods of time. This should further reduce the impacts this type of use has historically had on surrounding properties.

Additional Discussion

The subject properties are located in the Newport Boulevard Specific Plan area. This plan was adopted in 1996 to encourage viable commercial businesses to continue to prosper along the boulevard, as well as to encourage marginal uses to redevelop or be converted to residential uses. The intent of the plan was to ensure land use compatibility and viability in the plan area and to re-attract traffic back to the boulevard. Several properties along the boulevard were rezoned to facilitate the purpose and intent of the plan.

As noted earlier, the current business was approved in 1985. At that time the properties in this block north of Del Mar Avenue were zoned C2, which allowed contractors' offices by right. The CUP that was approved for the current business was only required for the outdoor storage related to the roofing contractor business. However, this block is one of the areas that was rezoned from C2 to C1. Now that the sites are zoned C1, a CUP is required for both the primary contractor use, or, in this case, the expansion of the use, and the related outdoor storage.

One of the reasons certain portions of Newport Boulevard were rezoned from C2 to C1, was to limit the intensity uses and to restrict the establishment of potentially incompatible commercial uses in proximity to existing or new residential development. The current roofing contractor business could be classified as one of the types of businesses that were to be discouraged by this rezone. However, as noted earlier, the current business has operated for approximately 20 years with no code enforcement complaints. Also, the expansion plans include improvements and conditions designed to ensure that the current and expanded use remains compatible with the adjacent residential uses. Finally, one of the purposes of the specific plan is to allow viable businesses to prosper. Approval of the current application will allow the current business to not only prosper, but also expand. For all of these reasons, staff supports approval of the applicant's request.

GENERAL PLAN CONFORMITY

The floor area ratio (FAR) for the three properties combined is 0.16, which does not exceed the maximum allowable FAR of .30 for moderate traffic uses. Therefore, the use is consistent with the General Plan.

ALTERNATIVES

If the conditional use permit were denied, it would prevent the use from expanding as proposed. The applicant could not submit substantially the same type of application for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

CONCLUSION

The proposed expansion, with the proposed improvements and recommended conditions of approval, should be compatible with surrounding properties and uses. Therefore, staff recommends approval of the expansion.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Staff Report for PA-85-114
 Zoning/Location Map
 Plans

cc: Deputy City Manager - Dev. Svs. Director
 Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Michael Petronella
 Petronella Roofing
 2626 Newport Boulevard
 Costa Mesa, CA 92627

Van Loon Enterprises
 Attn: Ken Scofield
 1355 Paige Lane
 Redlands, CA 92373

Roy Ikeda
350 Monte Vista Avenue
Costa Mesa CA 92627

Bryan Berman
926 Rio Lindo
San Clemente, CA 92672

File: 112706PA0628	Date: 111606	Time: 9:10 a.m.
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RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-06-28**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Michael Petronella, representing the property owners, Van Loon Enterprises Inc., Roy Ikeda, and Bryan Berman with respect to the real properties located at 2620, 2624, and 2626 Newport Boulevard, to modify a previously approved conditional use permit to allow an existing roof contracting business with outdoor storage to expand onto the adjoining properties; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 27, 2006;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-28 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for PA-06-28 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 27th day of November, 2006.

Bill Perkins, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on November 27, 2006, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project is consistent with the General Plan and Specific Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, although the subject properties abut residential properties, there have been no complaints to code enforcement regarding the operation of the use. Additionally, several site upgrades are proposed, including a perimeter landscape buffer adjacent to the residential properties. The proposed 2,000 square foot storage building will reduce the amount of outdoor storage currently in the center of the site. Also, the applicant is required to repair and/or replace perimeter fence screening materials where appropriate. Granting the conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property and is consistent with the General Plan with regard to floor area ratio and the purpose and intent of the Newport Boulevard Specific Plan.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- PIng.
1. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
 2. The conditions of approval contained herein replace the conditions of approval for Planning Application PA-85-114.
 3. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 4. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 5. Hours of operation shall be limited to the hours between 7:00 a.m. to 5:00 p.m., weekdays, and 7:00 a.m. to 4:00 p.m. on Saturdays.
 6. The applicant shall repair and/or replace perimeter fence and gate screening materials where appropriate.
 7. Gates utilized for trucks or delivery of materials shall remain closed when not in use.
 8. Outdoor storage of materials shall not exceed the height of the screen walls.
 9. The exterior materials for the new storage building shall consist of wood, stucco, or similar materials, compatible with the other buildings on the site.
 10. The containers used to heat the tar used for the roofing materials (tar kettles), shall only be utilized off-site and be cooled prior to being returned to the subject site for storage.
 11. Any change in the operational characteristics including, but not limited to, hours of operation, shall require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
 12. The conditions of approval and ordinance or code provisions of Planning Application PA-06-28 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 13. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to occupancy of the new storage building. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.



October 6, 2006

Ms. Wendy Shih
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628-1200

Re: Planning Application ZA-06-28 @ 2620, 2624 & 2626 Newport Blvd., Costa Mesa CA

Dear Wendy,

In response to your letter dated June 7, 2006 regarding revised site plans and storage locations I have prepared these items for your review.

As we discussed at the meeting held at The Planning Department I would propose a Phase I, and Phase II renovation of the existing structures on 2626 & 2624 and 2626 Newport Blvd. Costa Mesa CA.

PHASE I

The plan for Phase I renovation would be to make the following changes:

- Remove (2) outdoor storage structures at 2624.
- Install an 8' high chain link fence with brown screening @ 2620 Newport Blvd., which extends from the rear property line to the existing office trailer @ 2620. This fence would be constructed on the property line between 2624 and 2620 Newport Blvd.

The fence would have rolling gates for access. This area would be used for outdoor storage. This area cannot be seen from the street and is blocked from any residential views that back up to the property. There are 30' Juniper high trees that border the property line on the east (rear) and south (Jack in the Box) property lines. The tree growth has matured into a solid screening that prohibits visibility into 2620 rear proposed storage area. The storage area would allow storage for various tiles, slates, composition roofing and wood shake which is presently not screened from view. There is no storage of asphalt or any hazardous materials at this site.

- A steel storage building would be constructed at the rear of 2624 Newport Blvd. that would be set back from the rear property line approximately 50'. This would be a new building constructed of color steel panels with (2) roll up doors for access from front and back of structure. This building would allow for indoor storage of coatings, foam materials and PVC single ply roofing membrane. There would be no asphalt or hazardous materials stored onsite. The color of the building would compliment and blend with the other structures on 2626 and 2624 Newport Blvd. There would be a new planting area along the rear property line which would include a continuation of the large juniper trees to provide continues screening from the residential housing that borders the property at the rear.

Corporate Office:
2626 Newport Blvd.
Costa Mesa, CA 92627
949.548.1645 / Fax: 949.548.2617

Desert Office:
68-314 Kieley Road
Cathedral City, CA 92234
760.324.5482 / Fax: 760.328.4612

THE REROOFING SPECIALISTS, INC.

- There are (3) other planting areas that would be included in Phase I. Approximately 300 sq. ft. of planting areas and new trees would be planted behind the structure (first existing building) at 2624 Newport Blvd and a 200 sq. ft. planting area at the front of that same building. This would enhance the appearance of the yard and partially screen this building from Newport Blvd. The third planting area is approximately 200 sq. ft. and would be planted at the front of the first office building at 2626 Newport Blvd. again to partially screen the building from Newport Blvd. The entire lots at 2626 and 2624 would be paved with new asphalt and all existing and new parking stalls re-stripped.
- A replanting of the shrubs and trees in the front planting areas of 2626 and 2624 would also be included in Phase I.
- A landscape plan is available upon request for the planning commission review should it be necessary. Reconstruction of the trash enclosure gate and repainting of all the wrought iron entry gates would also be part of Phase I reconstruction.

PHASE II

The second phase of reconstruction would include demolition of the (2) buildings and construction of new administrative offices at 2626 Newport Blvd. and a complete remodel of the structure at 2624 Newport Blvd. A timeline of completion could be instituted for Phase II reconstruction.

Petronella Roofing has serviced Costa Mesa and its surrounding cities for (27) years. The climate of the roofing industry has changed dramatically. The use of asphalt and tar kettles is soon to be prohibited for use. Roofing applications have changed to more energy efficient systems. The "tar & kettle" roofing contractor concept has changed dramatically and we have changed with the industry. We no longer are just a roofing contractor as our business has grown into reconstruction of existing Homeowner Associations. We also maintain a B-1 General Contractors license to perform this work. Our roofing systems consist of "heat-welded" systems or Spray Applied Systems that are stored cleanly. Our equipment is usually onsite at reconstruction projects for 8-12 months before being relocated to another project. Our trucks are all very new as we maintain and promote a clean image for our company. I would be pleased to educate The Planning Commission on the type of materials being used and the direction of the roofing industry.

The location at Newport Blvd. is well known to our customers. This location also has been instrumental in our growth with access to local freeways. Our employees, who have been loyal to our company for over 20 years, live in Costa Mesa and are part of the community. Petronella Roofing's location on Newport Blvd. can be maintained as a professional, clean company with a vibrant appearance for this corridor. I am a relatively young owner for being in business for over 27 years and it is in our plan to reconstruct new administrative offices on Newport Blvd. Should you have any questions or require additional information please do not hesitate to call.

Sincerely,



Michael Petronella
President / Owner

Enclosures

PLANNING DIVISION
STAFF REPORT

AGENDA NO. 7g
SITE LOCATION 2626 Newport Boulevard APPLICATION NO. PA-85-114
AP # 439-071-04 MANDATORY ACTION DATE June 17, 1986
APPLICANT Thomas L. Schworer AUTHORIZED AGENT Tim Rhine
(Owner of Record)
ADDRESS 2019 South Capella Court ADDRESS 119 Cabrillo Street
Costa Mesa, CA. 92626 Costa Mesa, CA. 92627

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

PREPARED BY KAC:alm

REQUEST:

A Conditional Use Permit for outdoor work and storage for a roof contracting business.

FINAL COMMISSION ACTION: June 24, 1985

PLANNING ACTION PA-85-114 - Approved, based on Planning Staff analysis and findings, and subject to the conditions contained within the Planning Division Staff Report.

(4-0, Mr. Clarke absent)

APPLICANT NOTIFIED be DATE 6/28/85

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92626

(714) 754-5245



I. DESCRIPTION

A. Subject Property

1. Location - 2626 Newport Boulevard
2. General Plan Designation - Neighborhood Commercial
3. Zone - C2
4. Present development - Roof contracting company
5. Lot area - 300' x 66' = 19,800 sq.ft.
6. CEQA - Exempt, Class 1, Minor Alterations to Existing Facilities

B. Surrounding Property

1. North - C2, New hotel
2. South - C2, Nursery
3. East - R2, Multi-family residences
4. West - Newport Boulevard

C. Request

Conditional Use Permit for outdoor work and storage for a roof contracting business.

D. Background

The site previously had a health clinic, gym, and massage business that was approved in 1967. The gym was located on the front of the lot and was destroyed in a fire. A 5-unit storage garage was constructed to the rear of the lot in 1967 and still exists.

II. PROJECT DESCRIPTION

The roof contracting business, a permitted use in the C2 zone, has been operating at this site for 4 months. The business license is pending. Trucks and miscellaneous roofing materials are stored outside and some outdoor work is performed as well. A Conditional Use Permit is required for the outdoor storage and work.

III. PLANNING STAFF ANALYSIS

- A. Outdoor storage will soon be permitted without a Conditional Use Permit if required landscaping and parking are not affected and if the storage is screened from view from the public right-of-way and from the surrounding properties. Although the new ordinance will not come into effect until July, it has been applied to this application.
- B. Outdoor work, however, has not been included as a permitted activity under the new ordinance and, therefore, still requires a Conditional Use Permit.
- C. The site currently has a 100' x 24' storage building, a 22' x 8' office trailer, a 20' x 8' tool shed, a propane tank, a trash dumpster and roofing equipment and materials stored between the trailer and the storage building and behind the tool shed. No new construction is proposed.
 - 1. The 2,400 sq.ft. storage building on the northeast corner of the lot is leased as storage space and is not related to the roof contracting business.
 - 2. The 176 sq.ft. office trailer requires a Temporary Trailer Permit, which, if approved by the Planning Commission under a separate action, typically has a 1 year time limit. The business owner leases the property and hopes to purchase it, in which case a permanent office would be installed.
 - 3. The 160 sq.ft. tool shed is new and was constructed without a build-
ing permit.
 - 4. The propane tank does have a permit and is used to fill 5' round cylinders, some of which are taken to the job sites and some which stay on-site.
- D. Conditional Use Permit
 - 1. The cylinders, tar kettles, and a small amount of shake and tile are stored in the areas described above. In addition, 5 trucks are stored outside at night.

As roofing materials are delivered to each job, only the leftovers are brought back to the site. The tar kettles, heated by the propane, would only be fired at the job sites. The applicant explained that the kettles are sufficiently cooled before traveling back to the site so that there is no smoke or odors.

2. Outdoor work and storage are required to be screened from view from the street and from surrounding properties. The applicant proposes to accomplish this with a slatted chain link fence behind the 20' front setback and around the sides and rear. Because of the extent of recent improvements along Newport Boulevard, Staff recommends the installation of a more permanent fence or wall which will provide a more effective visual screen behind the front setback and along the interior property lines. Barbed wire will be on top of the 6' high fence except at the rear where it is prohibited due to the residential zone. The applicant is advised that the new fence height ordinance requires the lowest part of the barbed wire to be at least 6'8" above grade.
3. To protect the residential neighborhood, the outdoor work and storage should be limited to the front 2/3 of the property.
4. Business hours are 7 a.m. - 5 p.m., Monday to Friday, which is compatible with the surrounding commercial and residential uses.

E. Landscaping

The site presently has no landscaping. The applicant proposes to provide the required 20' front setback landscaping and the 275 sq.ft. (minimum) of interior landscaping.

F. Parking

1. The property was paved and striped for 10 spaces in 1967. The lot is now covered with gravel and dirt which is in the process of being removed.
2. The 2,736 sq.ft. of building area requires 11 parking spaces (10 standard + 1 handicapped) which the applicant will provide.

- G. As the applicant did not submit the revised site plan showing the proposed improvements, the final plan would be reviewed by Staff. If conflicts develop, the application will be brought to the attention of the Planning Commission.
- H. With the proposed upgrading of the site and the screening of the outdoor work and storage, the roof contracting business should be compatible with the neighborhood. A 6 month initial approval will give the applicant time to demonstrate this.

IV. PLANNING STAFF FINDINGS

The evidence presented satisfies Costa Mesa Municipal Code Section 13-347 as the outdoor work and storage would be adequately screened, as required parking and landscaping would be provided, and as the use would not be materially detrimental to the subject or surrounding properties.

V. PLANNING STAFF RECOMMENDATION

Approve, subject to conditions.

VI. CONDITIONS, IF APPROVED

Shall meet all of the requirements of the various City Departments, copy attached hereto.

CONDITIONS OF APPROVAL

- Ping
1. Approval shall be for a period of 6 months. Prior to expiration, applicant may request renewal, subject to reevaluation at that time. The Development Services Director may extend the Planning Action for a period not to exceed two (2) years if all conditions of approval have been satisfied, no complaints have been received, and the site inspection reveals compliance with applicable Ordinance requirements. Thereafter, the Development Services Director may extend the permit for successive two (2) year periods under the same terms.
 2. Except as necessary for drainage, existing grades at property lines shall be maintained.
 3. Street addresses shall be displayed on the ground sign (if permitted) or on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street. Numerals shall be 12" in height with not less than 3/4" stroke and shall sharply contrast with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
 4. Applicant shall submit an application for a Temporary Trailer Permit within 30 days of Planning Commission action.
 5. Hours of operation shall be limited to 7 a.m. to 5 p.m., Monday through Friday.
 6. Tar kettles shall not be fired on site.
 7. If an entrance gate is provided, its location shall be approved by the Transportation Services and Planning Divisions to insure adequate stacking area.
 8. All conditions shall be completed within 60 days of Planning Commission action.

APPLICANT IS REMINDED THAT THE FOLLOWING CONDITIONS ARE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS AND CANNOT BE WAIVED OR MODIFIED:

9. Landscaping in the 20' front setback and on the interior of the lot shall be provided according to the City's commercial standards.
10. The driveway and parking areas (minimum 11 spaces) shall be paved and striped per City standards.
11. Outdoor storage and work shall be prohibited in the rear 100' of the lot and in parking spaces or drive aisles.
12. Outdoor storage and work shall be permanently screened from view from the street and adjacent properties in a manner acceptable to the Planning Division.

13. Building permits shall be obtained for all structures.
14. Barbed wire shall not be installed along the rear property line and shall be placed at least 6'8" above grade.
15. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted, and final inspections will not be granted until all such licenses have been obtained.
16. Development shall comply with all requirements of Article 16, Chapter II. Title 13 of the Costa Mesa Municipal Code.
17. Parking stalls shall be double-striped in accordance with City standards.
18. Developer is hereby advised that all utilities such as gas meters, electrical meters, telephone pedestal-mounted terminal boxes, surface-mounted electrical transformers, fire hydrants, or any other potential obstructions, shall not be located within the approved parking and/or turn-radius area. If approved by the Planning Division, said facilities may be installed underground in a vault having an approved traffic lid. All such facilities located above-ground shall meet with the approval of the Planning Division and serving utility.
19. Any mechanical equipment such as air-conditioning compressors and duct work shall be screened from view.
20. A detailed landscape/irrigation plan per the requirements set forth in Costa Mesa Municipal Code Sections 13-263 through 13-266, inclusive, shall be approved by the Planning Division prior to issuance of any building permits. Drought resistant vegetation together with a water conserving irrigation system shall be utilized. Landscaping shall be installed in accordance with the approved plan prior to release of utilities.
21. Installation of a 6' high solid opaque wall or fence shall be required under the direction of the Planning Division behind the front landscaped setback and along the interior property lines.
22. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform with City Standards. Standard drawings are available from the Planning Division.
23. All landscaped areas shall be separated from paved vehicular areas by 6" high continuous Portland cement concrete curbing.
24. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Trans 25. Submit driveway improvement plan for approval prior to issuance of permits.
- Fire 26. Provide address numerals which conform to Fire Department standards with respect to size (12") and location.

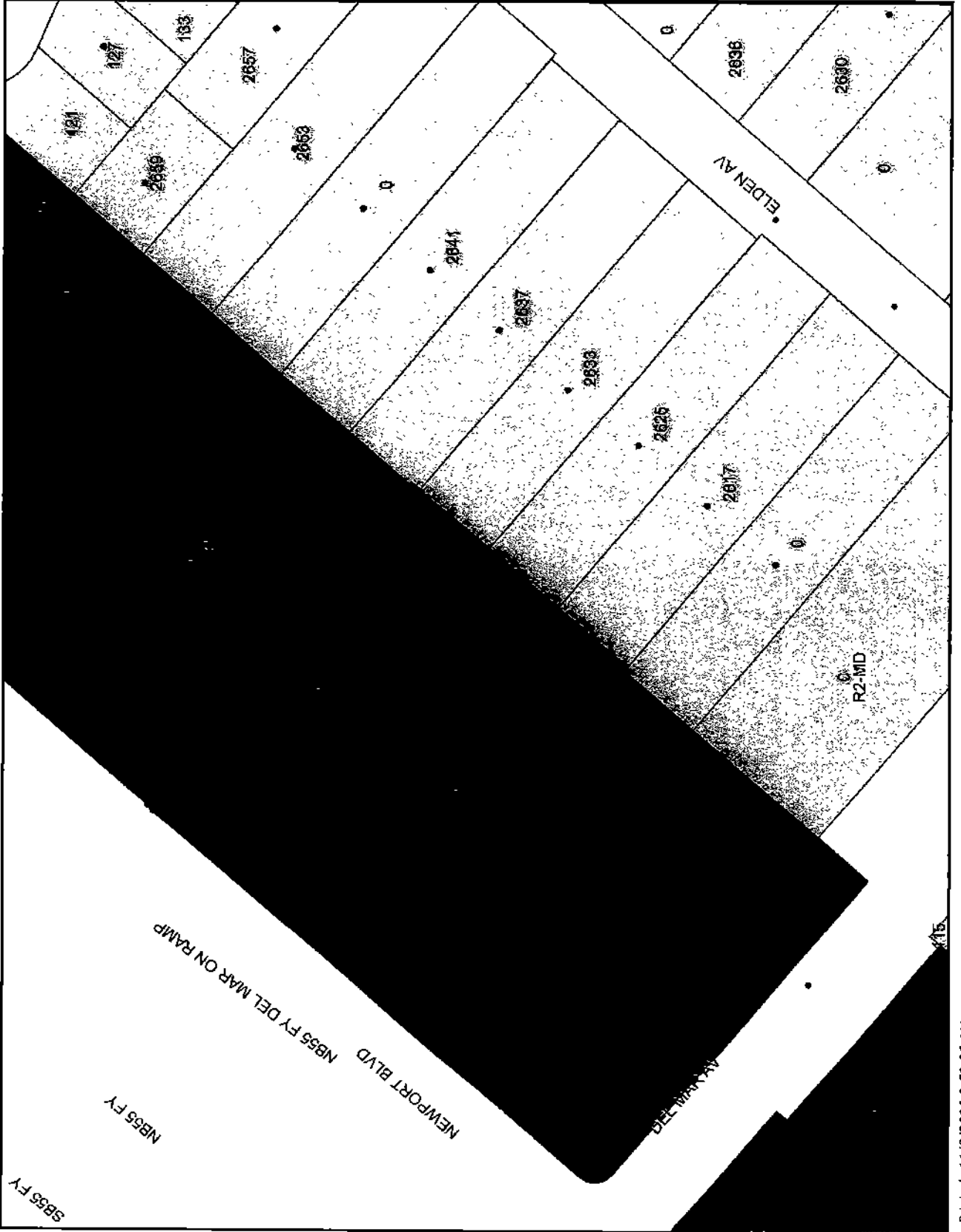
PLANNING COMMISSION ACTION - December 23, 1985

Modification to Condition of Approval #1.

1. Approval shall be for a period of six(6) months. Prior to expiration, applicant may request renewal, subject to reevaluation at that time. The Development Services Director may extend the Planning Action for a period not to exceed one (1) year if all Conditions of Approval have been satisfied, no complaints have been received, and the site inspection reveals compliance with applicable Ordinance requirements. Thereafter, the Development Services Director may extend the permit for successive one (1) year periods under the same terms.

Legend

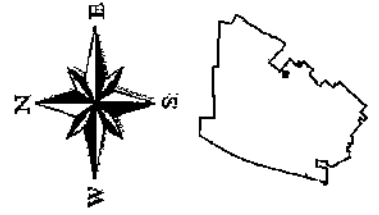
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PA-06-28

Legend

- Parcel Addresses
- Address Points
- Street Names
- Parcel Lines
- Ortho Photography
- Parcels



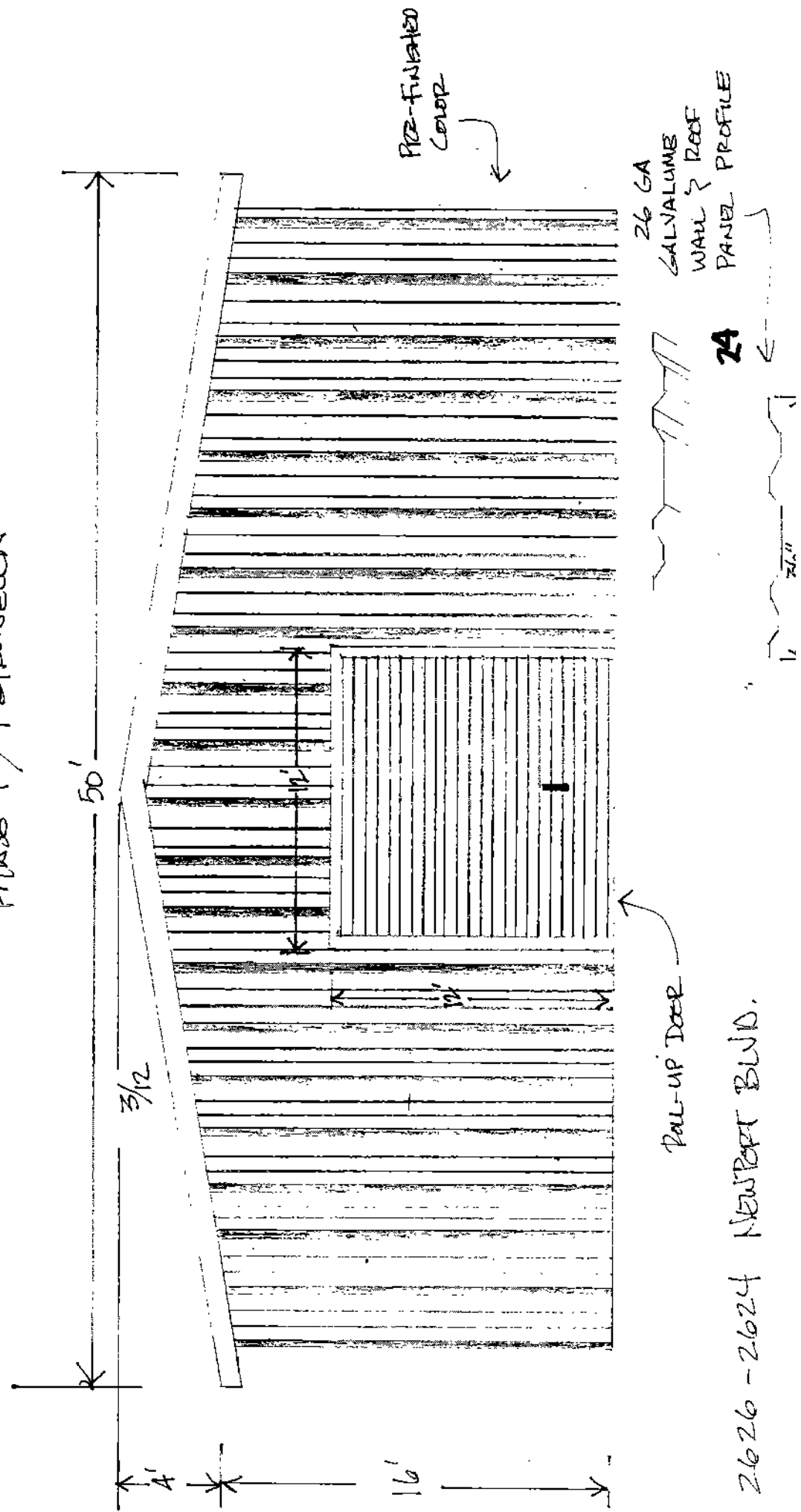
Proposed Storage Bldg.

2000 SF

FRONT & BACK ELEVATIONS

PHASE 1 / PETRONALCA

SCALE 1/4" = 1'



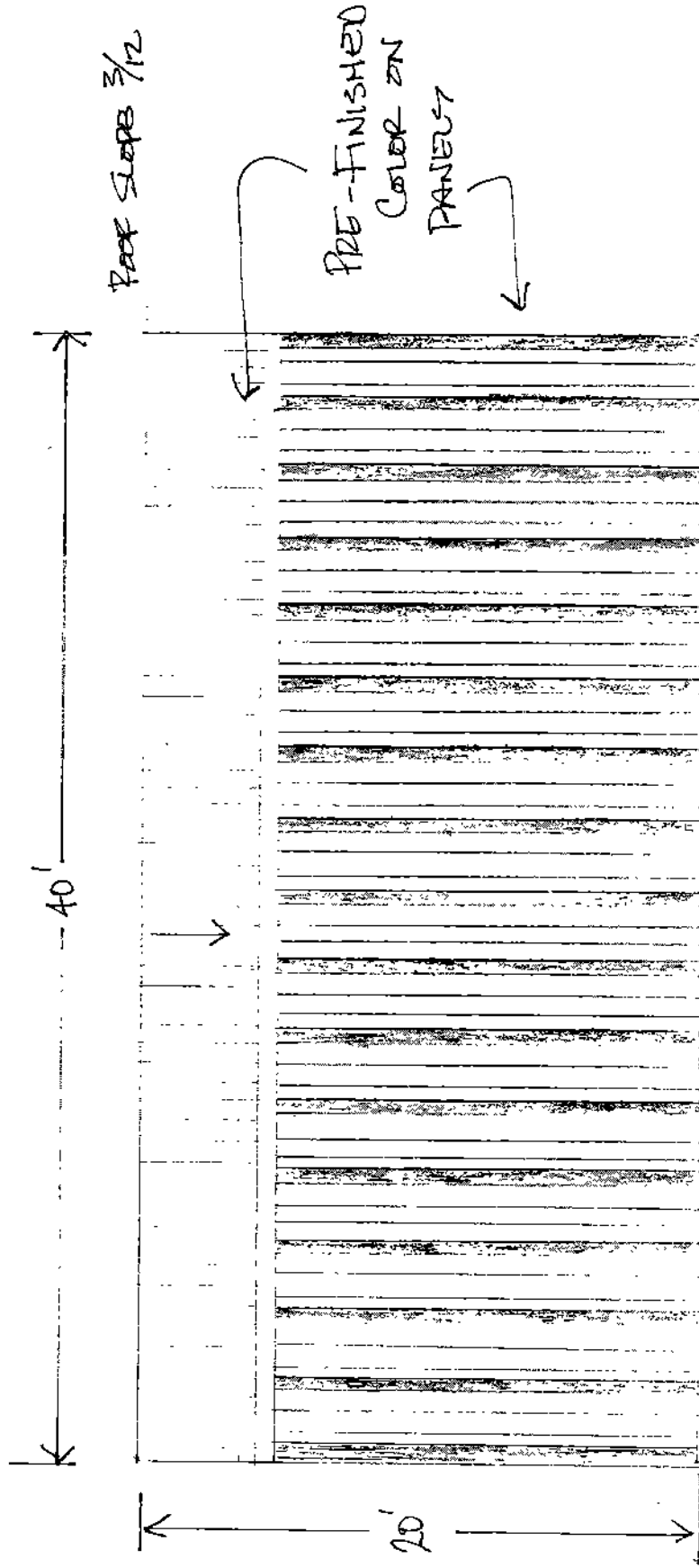
2626-2624 NEWPORT BLDG.

Proposed Storage Bldg.

2000 SF

SIDE ELEVATIONS

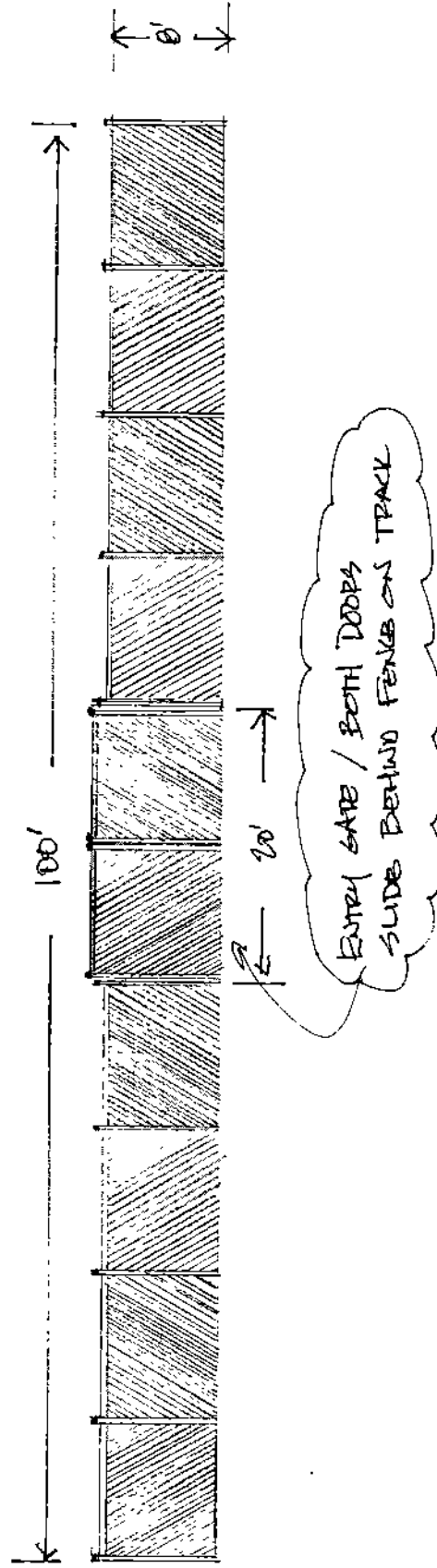
PHASE 1 / PETRONELLA



2626-2624 NEWPORT BLVD.

FRONT ELEVATION / 2620 STORAGE AREA

STORAGE AREA GATE
8' HIGH CHAIN LINK
SCREENING THROUGHOUT



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DRAWING A-1